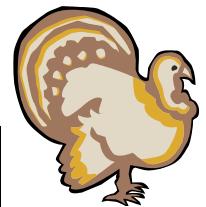




Cherokee Garden Condominium Homes, Inc.



Cherokee Comments, November 2025

Directory Updates

Our office is updating the phone directory. Please take a moment to review your contact information on the sheet posted on the bulletin board in the garage by 11-30-25. Just make any edits on the hard copy posted on the bulletin board. Emails are also missing for many units. Just jot it on the sheet or email the office at cherokeegc@gmail.com

Management

Dear Residents,

The extended warmer weather this fall really allowed the trees to hit their peak colors. It takes a few hard frosts to really get the trees to drop their leaves and October was very mild. Our leaf collection dates are a little behind because of the later leaf drop. The staff accumulates a tremendous amount of leaves daily during the leaf collection season and we will wrap up leaf collection later this month.

Owners did another incredible job with their flowers this summer. We are always amazed at how creative our gardeners are with flower selections. Just a reminder, we are wrapping up the outside yard waste barrels pretty soon, so if you still have outdoor plants waiting for cutback, the barrels get collected by Thanksgiving or when the snow begins to fly.

With winter approaching, we always send out extra reminders especially for the new owners. The great thing about a condominium is it allows owners flexibility for being able to leave your home easily and not worry as much as when living in a single family house. However, there are some things to keep in mind if you plan to leave for vacation. This newsletter includes some good reminders on how to prepare your home if you plan to be away. Heat and water are the biggest concerns. We also need to know how to reach you in an emergency or sometimes just to ask a question.

Thanksgiving Week trash collection moved to Tuesday, 11-25-2025 for that week only.

Maintenance

Wil's Tip of The week:

Always report small leaks whenever you spot them either in your unit or in the garage by contacting our office by phone, 608-241-4747. The sooner we can investigate the issue the better. Small leaks can turn into big leaks so the sooner the better to report these issues.

Wil

This month we are updating our phone directory and attempting to compile more email addresses from all of our owners. Just email us your preferred email address to cherokeegc@gmail.com. We still need emergency contact information for most of our owners too. If you have an emergency contact, please include this as well.

Each fall we include the "Winter Operations" in our newsletter. This can definitely be helpful to new owners. It is also a good reminder for everyone else. Minimizing problems and insurance claims is a top priority for our Association so please be diligent about maintaining and monitoring your personal property to help us avoid unexpected issues.

Have a great Thanksgiving!

Tom Martin
General Manager

Dog Owner Reminder..

With decreasing daylight, dog owners are frequently walking their dogs after dark. With limited visibility, lighted or reflected leashes or collars are very helpful for cars to see you and your dogs when walking at night. Short leashes are also recommended for better control.

Thank you!

WINTER OPERATIONS

Heating Gas Conservation

The cost of heating fuel is one of our single largest expenses, so we will appreciate having your cooperation in holding this cost down by using energy wisely.

Do not set your thermostat lower than 62 degrees in freezing weather, particularly if you are away for any length of time. Thermostats that are set at lower temperatures can allow pipes to freeze resulting in costly repairs.

** Residents in buildings with their own **forced-air furnaces** should use particular caution when on extended absences. These units should be regularly inspected to ensure that heat is on at all times to prevent freeze-ups. Make sure you have someone checking your unit frequently when you are away from home.

To protect your unit if the heating system fails there are **readily available devices designed to monitor temperature and moisture within the unit. We strongly recommend you take extreme precautions when leaving for an extended period of time.** Have a neighbor, family member or friend check your unit regularly. Furnaces should also be serviced annually to prevent unexpected failure. If your furnace is over 15 years old, you should consider replacement to ensure reliability when you are away. (Don't wait for it to die on the coldest day of the year.)

Garage Doors

Be sure the garage doors are closed immediately after you enter or exit the garage area. In addition to wasting fuel, in very cold weather, water and heating pipes located near the doorways can freeze up in a very short time resulting in damage and costly repairs. Don't rely on the automatic door closer to close the door for you. This feature was installed as a back-up to ensure that the door always remains closed.

Also, to avoid garage door/car mishaps (resulting in damage to door and neighbors car) please be sure that you can see the door before you activate the door opener/closer.

Winter Snow and Ice Removal

This winter season the snow plowing and sanding/salting will again be done with our equipment operated by our Maintenance Staff.

To provide for the most efficient snow removal operations, we ask for your cooperation regarding the parking of cars. In order to facilitate snow removal in the off-street parking areas, unit owners should park their vehicles in the garages to the fullest extent possible, thereby keeping the parking areas as clear of vehicles as possible.

Winter Operations

Cont.

Christmas Trees

We suggest that the following be adhered to concerning the use of natural trees:

- 1. Use all reasonable precautions with the trees. Keep trees well watered to reduce drying. You may also treat your tree with a fire retardant. Be sure your lights are in good condition too.**
- 2. When discarding a real Christmas tree, place it outside your patio, (second floor units with open balconies, drop it over the railing if possible.) This is only for buildings with open balconies. The maintenance staff will pick it up and dispose of it. Do not drag it through the hallways without a bag. The needles are very difficult to pick up and sap can stain the carpeting. If you are unable to drop the tree over the railing, always use a *large* Christmas tree bag before attempting to drag the tree through the hallway. They are available at any hardware store.**

Golf Course Road Snow Plowing

In the past our staff has experienced difficulties in providing efficient snow removal on Golf Course Road. This problem is due primarily to uncontrolled parking on Golf Course Road.

To facilitate our operation we would appreciate your cooperation by abiding by the following parking plan:

- 1. At the start of a snowfall, all on-street parking should be on the south side of the road. (Garden Condominium side)**
- 2. After the snow has been removed from the roadway, vehicles must be promptly moved to the north side of the road. (Townhouse Condominium side) The south side of the road will then be cleaned.**

After the snow removal operation is completed, normal parking may resume. Garden Condominium owners should park in their assigned underground parking stalls whenever possible. Outdoor spaces are reserved for guests.

Fireplaces

If you use your fireplace, please be sure to get it cleaned and inspected annually. Our rules state fireplaces if used need annual service to be operated safely. Gas fireplaces need inspection too. Not only do they look much better, fireplaces are safer after being cleaned. Keep warm and safe!

Upcoming Cherokee Events

Bridge: Join us for our weekly social bridge game held at the Cherokee Garden Condos Clubhouse each Monday at 12:30 pm. For more information contact Rosemary LaBounty at 608-772-0111.

Euchre Club: The group will meet the first and third Tuesdays of the month, at 7:00pm in the Clubhouse. Please contact Yvonne at ypawlow@yahoo.com or (608) 334-8062 for more information.

Cherokee Book Club

December 4– *Mrs. Fletcher* by Tom Perrotta

All are welcome. Please bring a book for future reading. Questions, contact Mar-go at veitchworld@yahoo.com

Parking Space for Rent

Bldg # 17, Space #27 \$40.00 per mo. Call Mary @ 608-358-0608

IMPORTANT: If you do rent out your stall, you MUST CONTACT THE OFFICE to let us know the name, address, and phone number of your renter in case we need to contact

Storage

Do you need a place to store your Boat or Camper?

Please call Dave at 1-608-245-0287 before the snow flies.

Free TV

ROKU 2020 65" 4K UHD TV Model #100021261 User Guide available, remote control not available.

Call Glenn 1605-D, S. Golf Glen 678-516-3178

For Sale:

Cuisinart Easy Pop popcorn maker in excellent condition: \$25



Tennis Rackets at \$20 each, or best offer. Call or text 608-628-2635

